

The George D. Alan Company, Inc.

W Hotel and Condominiums

Point of Interest:

- Pedestal Pavers
- Cold Fluid Applied Waterproofing, Coordination
- Challenges of Vertical Construction

Project:

- Architect – HKS
- General Contractor – McCarthy Building Companies
- Built 2005-2007
- Overall Contract Amount - \$125 Million
- Waterproofing and Sealant Contract - \$1.6 Million
- 988,000 SF, 34-Story North Tower with 252 Hotel Rooms and 54 luxury condos and a 15-story South Tower with 82 luxury residential units
- Other features include a 6 Level, 500+ space parking garage (126 underground), 21,614 SF street level retail, central plant, and a signature Ghost Bar on the 34th floor with a glass balcony



Photo courtesy of Justin Turveen.

Problems & Challenges:



- Phasing the work to coordinate with the project schedule and other trades. Increased mobilizations, inspections, testing.
- Lack of bi-level drains and slope in the structure on the decks to receive horizontal waterproofing.
- A myriad of construction materials assembled in a unique pattern and sequence.
- A lack of knowledge of waterproofing systems by other trades increased the probability of damage and re-work.



- Setting 2'x4' Pavers in an offset joint pattern on 10" Pedestals over 10" of insulation.
- Effects of other trades work on our finished paver installation.
- Using a subcontractor to install the pavers and losing control of the quality.

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Scope of Work:



- 52,000 SF of Traffic Coating at Garage, Loading Dock, and Ramps.
- 74,000 SF of Sealed Concrete.
- 65,000 SF Dampproofing.
- 10,000 SF Sheet Waterproofing.
- 137,000 SF of Cleaning and Water Repellent at Precast.
- 21,000 LF of a Primary and Secondary Row of Precast Sealant Joints with Weeps.
- 40,000 SF of Split Slab Cold Fluid Applied Waterproofing at the Garage.
- 9,000 SF of Cold Fluid Applied Waterproofing at Balconies and Pool.
- 13,500 SF of Cold Fluid Applied Waterproofing and Pavers at Balconies and Pool Deck.
- 9,000 SF of Hot Fluid Applied Waterproofing.
- EJ Covers, Precompressed Foam, Firestopping, Stainless Steel and Membrane Flashing.

Site Challenges & Unforeseen Issues:

- Working under, above, near other trades due to narrow footprint of building.
- Design Build versus Build Design.
- T&M Work versus Lump Sum: Who has the liability?



Project Status:

- Project was completed earlier this year.
- Managing extra work: Change Orders and Potential Change Orders (PCO's).
- How to manage crews, productivity, and quality when installing multiple scopes of work at various locations over 34 floors at the same time.

